



Wigborough, South Petherton

Guide Price  
**£525,000**  
Freehold

Symonds  
& Sampson

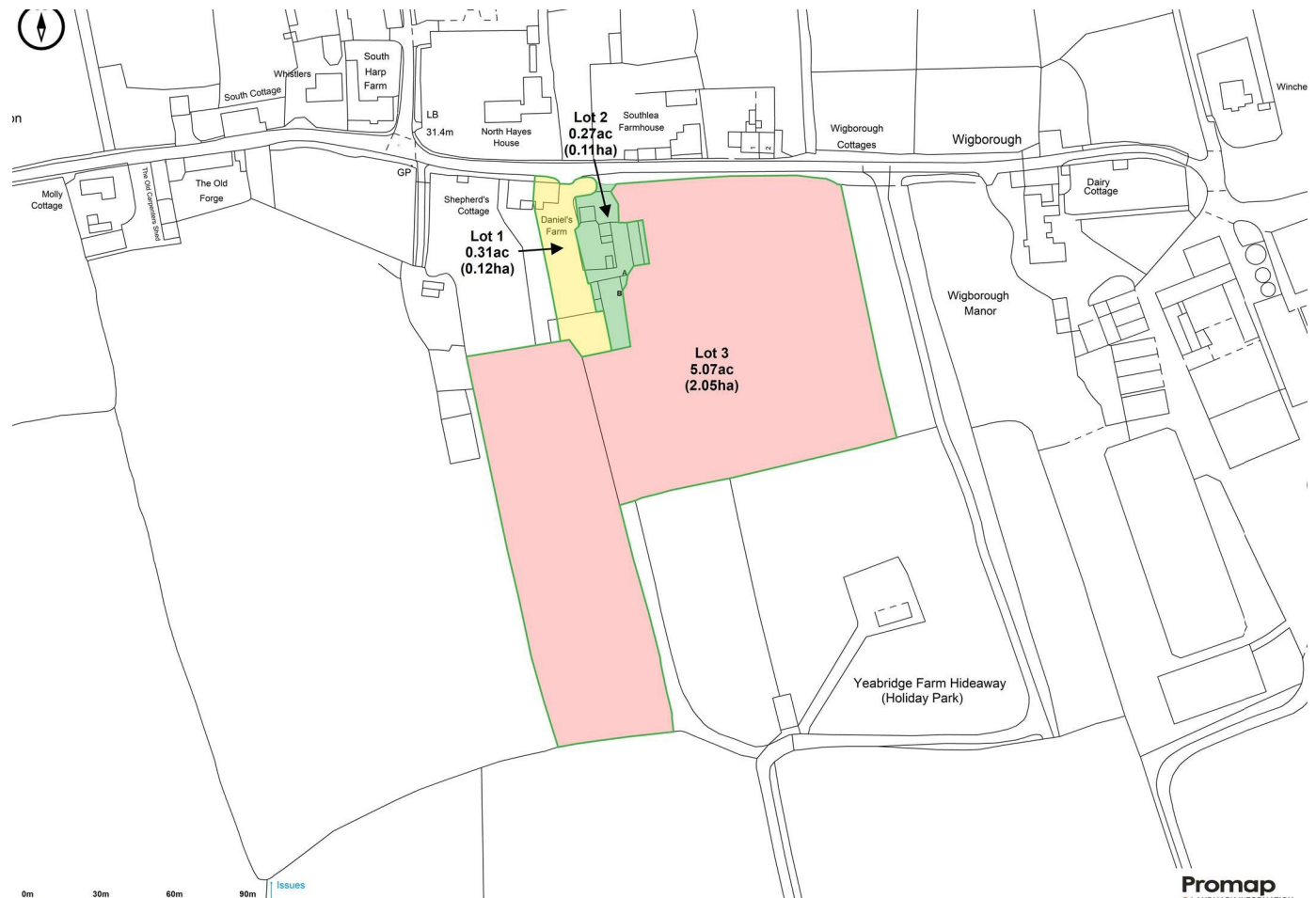
ESTABLISHED 1858

Available as a whole, or in three separate lots this period semi-detached cottage offers great potential and is set in an idyllic rural location with the option to purchase an adjoining yard with outbuildings and / or 5.07 acres (2.05 hectares).

## Wigborough, South Petherton, TA13 5LP

- Lot 1 Semi-detached cottage with huge potential
- Lot 2 Option to purchase adjoining yard with outbuildings - 0.27 acres (0.11 hectares)
- Lot 3 Option to purchase adjoining optional field extending to 5.07 acres (2.05 hectares)
- Rural yet accessible position in small hamlet
  - Three bedrooms, bathroom
  - Spacious kitchen / breakfast room
- Sitting Room, Conservatory, Separate dining room
- Utility Area, Cloakroom, Oil fired central heating
  - Driveway parking, good size cottage garden
- Option to purchase as a whole or in separate lots

Viewing strictly by appointment  
Symonds & Sampson  
01460 200790





#### The Cottage and Garden - Lot 1 (Guide £350,000)

This semi-detached cottage is set in an idyllic rural position in a small hamlet just a short drive from excellent road links. Having been in the same family for many years, it now offers great potential for improvement and extension with the cottage and garden occupying a southerly facing plot of 0.31 acres (0.12 hectares) overlooking countryside to the rear.

Having originally been a turn-of-the-century farm cottage, the accommodation has been altered over the years including reconfiguration of both floors and conversion of the former garage to create a spacious kitchen / breakfast room. There may be further scope to extend upwards into the loft and to the side / rear, subject to the necessary consents.

The traditional front door opens into the original hall with pine staircase to the first floor and understairs storage cupboard. To one side, the front reception room has been used as a formal dining room with window overlooking the lane and a stone fireplace. At the rear, the original kitchen was knocked through to make a large living room with a further stone fireplace. The former side door is now a useful display alcove with storage cupboard under. A glazed door opens into a timber sun room at the rear. Although single glazed it has been well maintained and provides a useful additional space from which to enjoy the southerly facing outlook over the garden.



The kitchen / breakfast room to the side enjoys a double aspect over the lane and side garden. Fitted with practical tiled flooring which leads through to the utility area at the rear, it is fitted with a range of pine cupboards and work surfaces incorporating a single bowl single drainer stainless steel sink unit. The oil fired AGA provides lovely background heat and cooking facilities as well as providing hot water. A separate oil fired boiler in the utility room provides the heating, and there is also space here for your washing machine and room for a chest freezer if you wish. A handy downstairs cloakroom adjoins the utility room, and a back door opens out onto the garden at the rear.

#### First Floor

The first floor landing provides access to the loft via a hatch and there are two built-in cupboards, one with storage / hanging space and an airing cupboard housing the hot water cylinder and shelving. The good size bathroom is located at the rear with suite comprising panelled bath, vanity wash hand basin and WC. There are lovely views over the garden and countryside, and the larger of the bedrooms also enjoys these views at the rear. There are two further bedrooms at the front, another double and a single room.

#### Outside

To the side of the property, a five bar gate gives access to a driveway providing off road parking and a pretty area of garden alongside the lane. Behind the cottage is an area of patio with lawned gardens

beyond, interspersed with flower and shrubs borders, and trees including acer and crab apple. A climber clad timber arch takes you through to further garden with a designated kitchen garden including raised beds with rhubarb, strawberries and raspberry canes. There is also a greenhouse. At the bottom of the garden a gate opens into a small copse of silver birch trees.

#### Services - Cottage

Private Drainage (TBC) Mains electricity and water. Oil-fired central heating via boiler in utility room, plus additional oil-fired AGA.

Ultrafast broadband is available, and mobile signal is available from all four providers both indoors and outdoors, according to Ofcom.org.uk

Tenure  
Freehold

Council Tax  
Currently Band D - Somerset Council

#### Lot 2 – Yard and Outbuildings (£75,000)

Set to the east of the cottage and garden lies the yard and outbuildings at Daniels Farm extending to 0.27 acres (0.11 hectares). Accessed directly from Wigborough Manor Lane, the yard and outbuildings provide an opportunity for various uses subject to obtaining the

necessary planning permissions.

The outbuildings are set on a concrete yard and comprise the following:

- Double garage – 6.25m x 6.00m timber clad elevations under a corrugated sheet roof. Two manual up and over doors.
- Old cow stalls – 5.31m x 4.75m part concrete block and part timber clad elevations under a corrugated sheet roof with an attached timber framed lean to (open sided) 2.82m x 4.75m.
- Hay barn – 4.51m x 18.00m timber frame with corrugated sheet elevations and box profile sheet roof. Open fronted.
- Timber store – 5.18m x 2.85m Timber frame with timber boarded elevations and a corrugated sheet roof.
- Silage pit – approx. 28.82m x 8.45m enclosed partly by concrete panels with a concrete floor.
- Stock shelter – 3.10m x 7.25m timber framed with corrugated sheet elevation and box profile sheet roof.

#### Overage Clause

The yard and buildings will be sold subject to an overage on any future development. This will exclude agricultural, horticultural and equestrian development. The overage will be effective for 21 years from the date of completion and will be triggered by grant of planning consent with 30% of uplift in value payable within twelve months of the grant of Planning Permission or Deemed Planning Permission.





#### Services

There are no services currently connected to Lot 2. We understand mains water is available in Wigborough Manor Lane. A right is reserved for the purchaser of Lot 2 to connect to the mains water supply in Lot 1, subject to installing a submeter.

#### Fencing

Upon completion, the purchaser of Lot 2 will be responsible for erecting a stockproof fence from points A-B on the sale plan.

#### Lot 3 – Land (£100,000)

Set to the east and following round to the south of the cottage and outbuildings lies two level parcels of pasture land with direct access from Wigborough Manor Lane. The land in total extends to approximately 5.08 acres (2.06 hectares). The land is enclosed by part hedge and tree lined boundaries and part stock proof fencing. The land is classified as Grade 1 on the Agricultural Land Classification Maps and the soil is loamy and clayey soils.

#### Services

There are no services currently connected to Lot 3. We understand mains water is available in Wigborough Manor Lane. A right is reserved for the purchaser of Lot 3 to connect to the mains water supply in Lot 1, subject to installing a submeter.

#### Agents Note

PLEASE NOTE The vendor is considering offers for the whole property including the adjoining yard, outbuildings and land to the east and south of the cottage, but also offering them via separate lots. The vendor will be considering offers for each lot or combination of lots before making any decisions. Please feel free to discuss this with the office prior to making an appointment to view.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The vendor is a relative of a partner of Symonds and Sampson.

The vendor is in the process of upgrading the private drainage to a new sewage treatment plant that will comply with the General Binding Rules. This should be carried out during early March 2024.

We have been informed that three properties on the north side of the lane have a right to discharge their private drainage system into the ditch within this property. We have been informed they are in the process of upgrading their septic tanks to sewage treatment plants during Winter / Spring 2024. Please ask the office for further information.

A restrictive covenant restricts any building on one section of the open land to the east of the outbuildings. We are able to provide a plan

showing the area this applies to. Please ask the office for a copy.

If Lot 2 and 3 are sold separately, the buyer of Lot 2 will be required to fence the currently unfenced boundary between points A & B on the plan.

**Directions**

From the A303 Hayes End roundabout take the exit to Yeabridge and Wigborough and follow this lane down through the village of Yeabridge continuing straight on past the crossroads continuing towards Wigborough. Continue around the sharp left hand bend and into Wigborough, turning right on the sharp left hand bend into the no through lane. The property can be found on the right hand side.



**Wigborough, South Petherton**

Approximate Area = 1326 sq ft / 123.2 sq m  
 Garage = 336 sq ft / 31.2 sq m  
 Outbuildings = 1143 sq ft / 106.2 sq m  
 Total = 2805 sq ft / 260.6 sq m  
 For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrdcom 2023. Produced for Symonds & Sampson. REF: 1054335



ILM/KJS/14/02/2024

**01460 200790**  
 Symonds & Sampson 21 East Street  
 Ilminster  
 Somerset  
 TA19 0AN  
 ilminster@symondsandsampson.co.uk

**Symonds & Sampson**  
 ESTABLISHED 1858

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

